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## 6 Giles Drive, Warrington, WA4 1TG

**£265,000**

ATTRACTIVE THREE STOREY MID TOWN HOUSE, THREE BEDROOMS, IMPRESSIVE TOP FLOOR MASTER BEDROOM WITH ENSUITE SHOWER ROOM, DINING KITCHEN WITH INTEGRATED APPLIANCES, LOW MAINTENANCE GARDEN, QUIET CUL-DE-SAC LOCATION ALLOCATED PARKING, UPVC DOUBLE GLAZING, WELL PRESENTED THROUGHOUT, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive mid town house built in 2015 which offers excellent accommodation over three floors and is situated on a quiet cul-de-sac location on the sought after Edgewater Park development. Benefiting from gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hallway, family lounge, open plan dining kitchen with integrated appliances and French doors opening to the rear garden, downstairs w.c, first floor landing, two bedrooms and a family bathroom/w.c, second floor landing leading to the master bedroom with ensuite shower room. Externally the property has a low maintenance garden along with allocated parking to the front elevation.

## ENTRANCE HALLWAY

With stairs leading to the first floor accommodation.

## LOUNGE



Attractive family lounge with a Upvc double glazed window to the front elevation.

## OPEN PLAN DINING KITCHEN



Good sized open plan dining kitchen with a range of fitted high gloss wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap, built in stainless steel electric oven and gas hob with extractor above, integrated fridge freezer, washing machine and dishwasher, part tiled walls, ceramic tiled floor, inset ceiling spot lighting, Upvc double glazed window to the rear elevation, Upvc double glazed French doors opening to the rear garden.

## CLOAKROOM/W.C.

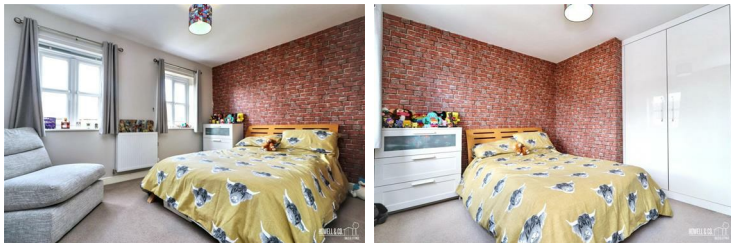


Fitted with a low level w.c and pedestal wash hand basin, extractor unit.

## FIRST FLOOR LANDING

With stairs leading to second floor accommodation.

## BEDROOM TWO



Double bedroom with two Upvc double glazed windows to the rear elevation.

## BEDROOM THREE



With a Upvc double glazed window to the front elevation.

## FAMILY BATHROOM/W.C.



Fitted with a low level w.c, pedestal wash hand basin, panelled bath and walk in shower enclosure, part tiled walls, extractor unit.

## SECOND FLOOR LANDING

Giving access to the master bedroom.

## MASTER BEDROOM



Impressive master bedroom with a Upvc double glazed window to the front elevation, fitted wardrobes, access door to the ensuite shower room.

## ENSUITE SHOWER ROOM



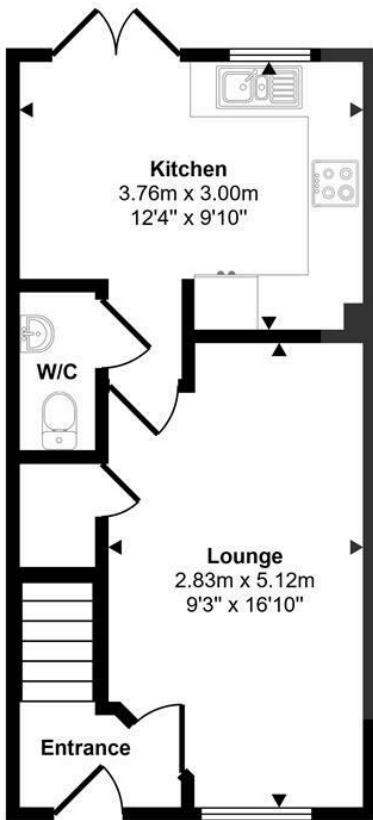
Fitted with a low level w.c, pedestal wash hand basin and double walk in shower enclosure, part tiled walls, Upvc double glazed window to the rear elevation, storage, inset ceiling spot lighting.

## OUTSIDE



Externally the property has an enclosed low maintenance garden and allocated parking.

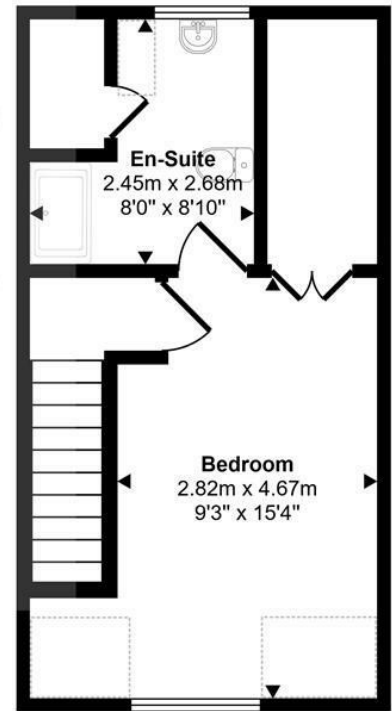
Approx Gross Internal Area  
91 sq m / 976 sq ft



Ground Floor  
Approx 31 sq m / 332 sq ft



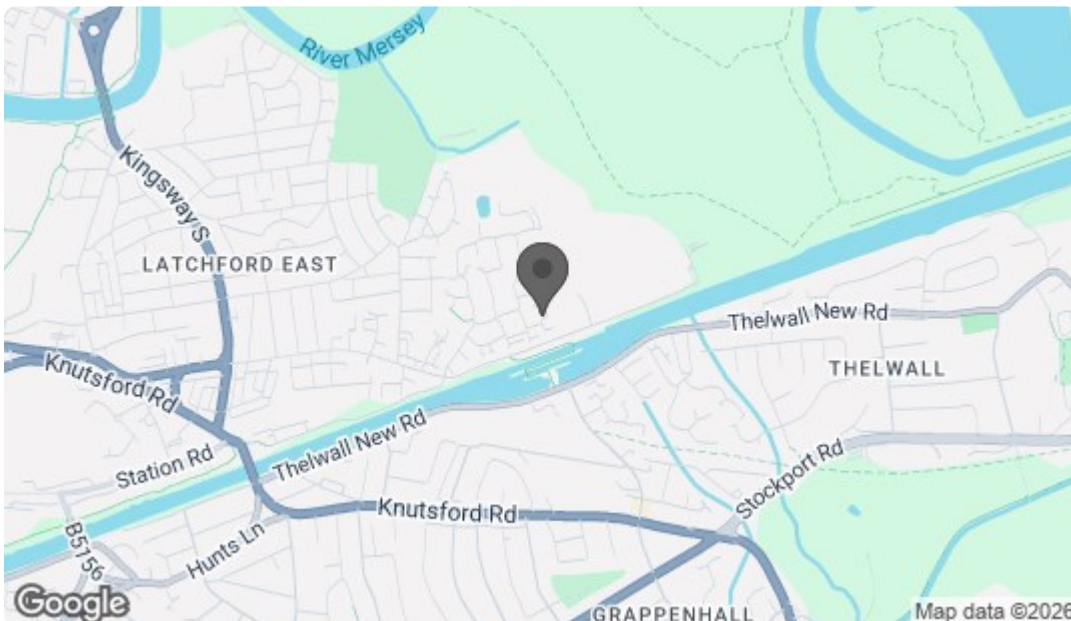
First Floor  
Approx 31 sq m / 337 sq ft



Second Floor  
Approx 29 sq m / 308 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	